

DMH Housing Conference
2014 Annual Conference



SUCSESSES AND CHALLENGES IN DEVELOPING AND OPERATING HOUSING FOR HOMELESS VETERANS

A COMMUNITY OF FRIENDS

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MISSION

*A Community of Friends (ACOF)
is a nonprofit housing developer whose mission is to end
homelessness through the provision of quality permanent
supportive housing for people with mental illness.*



OVERVIEW

- Founded in 1988
- Completed over 1,700 units in 43 properties, 38 buildings currently in our portfolio.

1,400 adults and
650 children



PEOPLE SERVED

- Homeless (individuals and families)
- Diagnosed with a Mental Illness
- Dually Diagnosed
- Emancipated Foster Youth
- Seniors
- Low Income Families
- People with Developmental Disabilities



ND SEPULVEDA I & ND SEPULVEDA II

Permanent Supportive Housing for
Homeless and Disabled Veterans (72 + 75 = 147 units)

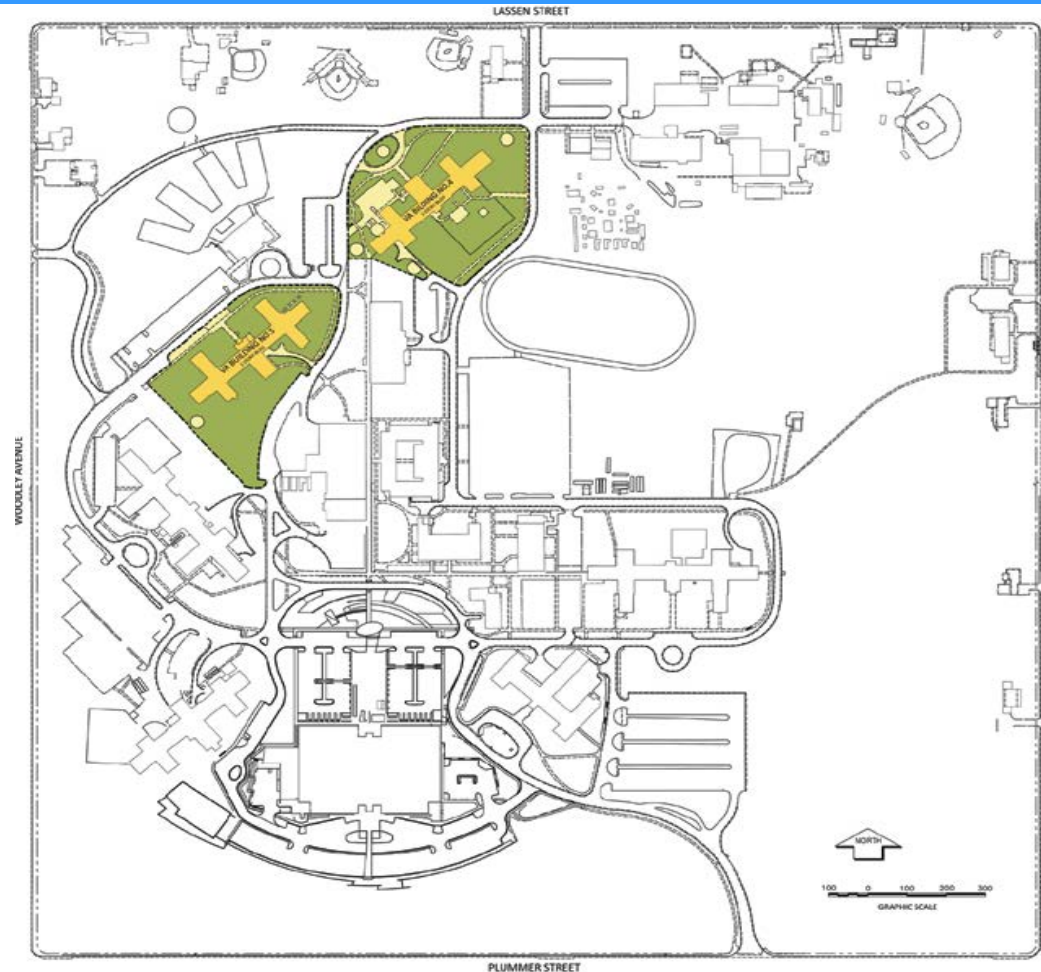


PROJECT LOCATION

Veterans Affairs
Sepulveda
Ambulatory Care
Center (VASACC)

Buildings 4 and 5

North Hills,
San Fernando
Valley
City of Los
Angeles



ND Sepulveda I (Building 4)



- 72 Studios
- 1 one-bdrm manager's unit
- community kitchen/
dining hall
- service coordination/
case management
offices
- multi-purpose community
spaces
- large courtyard
- laundry facilities
- property management offices

ND Sepulveda II (Building 5)



HOMELESS VETERANS HOUSING, VA BUILDINGS 4 & 5

DE Architects, AIA || New Directions, Inc. || A Community of Friends

- 75 Studios
- 1 one-bdrm manager's unit
- laundry facilities
- service coordination/ case management offices
- property management office

UNIQUE CHALLENGES & SUCCESSES

- Fair Housing
- Community Opposition
- Jurisdictional Challenges

Fair Housing

- “Veterans Only” Housing – potential violation of fair housing law by State Department of Housing and Community Development.
- “Veterans Only” housing in conflict with Section 42 of IRS Code related to the Federal Low Income Housing Tax Credit Program requirement of “general public use.”

Federal Legislation

H.R. 3221 (Housing & Economic Recovery Act of 2008)

- Passed July 30, 2008
- Public Law 110-287
- Clarifies “General Public Use” requirement by stating that the general public use requirement solely because of occupancy restrictions OR preferences that favor tenants (a) with special needs, (b) who are members of a specified group under a Federal program or State program or policy that supports housing for such a specified group, or (c) who are involved in artistic or literary activities.

State Legislation

SB 1220 (Cedillo) also AB 1818 (Fuentes)

Would allow a project sponsor of a supportive housing development who is awarded funds via the MHP

Supportive Housing Component to restrict occupancy to person with veteran status. (signed into law June 30, 2008)

- Project must be on property that is owned or leased by the U.S. Department of Veterans Affairs, or the California Department of Veterans Affairs, and is leased to the sponsor for at least 55 years.

State Legislation

AB 1459 (Davis)

- Deleted the restriction that the project must be on property owned or leased by the U.S. or California Department of Veterans Affairs (signed into law October 11, 2009)

Community Opposition

- Community Relationship
 - “Veterans Preference” vs. “Veterans Only”
 - Use of Enhanced Use Lease – land ownership and motivations
 - Desire for a hospital
 - Traffic, density, safety for staff
 - Layers of Federal Agency department
 - VA hospital staff

Jurisdictional

- Zoning
- Building & Safety (Address Issue)
- Fire / Life Safety
- Separate utility caps – trench from street to campus (electricity, gas, phone, internet)
- Water and Sewage – VA Sepulveda to invoice the buildings.
- Police – VA police and FBI
- Federal ground rules vs. tenant rights

OPERATIONS

Working with VA Ground Rules and Policies

- Federal vs. Local laws – tenant rights issue.
- Hospital - not familiar with Housing Rights and Legal issues with Fair Housing and Tenant Rights.
- VA Greater LA Health Care System - not familiar with asset management.
- Multiple department to establish relationship with.

OPERATIONS

Co-Location

- Coordination with VA case managers
- Proximity of and amenities the VA hospital
- H-PACT (Homeless Patient Aligned Care Team)
 - Integrated primary care / homeless services care model to reduce barriers to quality health care and improve health and housing outcomes

HOME FOR OUR HEROES



WELCOME HOME!





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www.acof.org

